

The 31st May, 1973

No. 4973-2C(I)-73/16998.—In pursuance of the provisions of sub-section (10) of section 62 of the Punjab Municipal Act, 1911, it is hereby notified that with the previous sanction of the Governor of Haryana, the Municipal Committee, Bawal, in the Mahindergarh District, in exercise of the powers conferred on it by section 61 of the said Act, has levied a surcharge of 75 per cent on the rates of octroi leviable in respect of all items except items Nos. 1 and 31 to 35 of its Octroi (without refunds) Schedule, appended to erstwhile Punjab Government notification No. 10063-CI (4CI)-61/44167, dated the 4th October, 1961. The imposition of the said surcharge of 75 per cent shall come into force one month after the publication of this notification in the official gazette, when the surcharge already in force shall cease to have effect.

The 2nd June, 1973

No. 5434-2C(I)-73/17084.—In pursuance of the provisions of sub-section (10) of section 62 of the Punjab Municipal Act, 1911, it is hereby notified that, with the previous sanction of the Governor of Haryana, the Municipal Committee, Kalanwali, in Hissar District, in exercise of the powers conferred upon it by section 61 of the said Act, has levied a surcharge of seventy-five per centum on the rates of Octroi leviable in respect of all items except items Nos. 1 and 31 to 35 of its Octroi (without refunds) Schedule, appended to erstwhile Punjab Government notification No. 8333-CI (4CI)-62/48842, dated the 12th November, 1962. The said surcharge at the rate of seventy-five per centum shall come into force one month after the publication of this notification in the official gazette, when the surcharge at the fifty per centum notified, *vide* erstwhile Punjab Government notification No. 6638-2CI-66/25677, dated the 8th September, 1966, shall cease to have effect.

The 5th June, 1973

No. 4786-2C(I)-73/17081.—In pursuance of the provisions of sub-section (10) of section 62 of the Punjab Municipal Act, 1911, it is hereby notified that, with the previous sanction of the Governor of Haryana, the Municipal Committee, Sirsa, in the Hissar District, in exercise of the powers conferred upon it by section 61 of the said Act has levied a surcharge of seventy-five per centum on the rates of Octroi leviable in respect of all items except items No. 1 and 31 to 35 of its Octroi (without refunds) Schedule, appended to erstwhile Punjab Government Notification No. 10993-CI (4CI)-61/26437, dated the 23rd June, 1962, as subsequently amended. The imposition of the said surcharge shall come into force one month after the publication of this notification in the Official Gazette when the surcharge already in force shall cease to have effect.

KULWANT SINGH, Secy.

TOWN IMPROVEMENT TRUSTS

The 21st May, 1973

No. 4397-3CI-73/14247.—In exercise of the powers conferred by sub-section (1) of section 41 of the Punjab Town Improvement Act, 1922 and all other powers enabling him in this behalf, the Governor of Haryana is pleased to sanction the Development/Improvement Commercial Scheme No. 10, prepared by the Rohtak Improvement Trust, Rohtak, hereinafter called the Trust under section 24 read with section 28(2) (i, ii, iii, iv, vi, vii, viii, ix, x, xi, xii, xiv, xv) of the said Act for an area measuring approximately 1,140 sq. metres but in the layout plan the area as per scale has been worked out 1,045.65 sq. metres. This discrepancy, however, shall be resolved while implementing the scheme and the correct area shall be counted the one which is within the boundaries of the scheme as notified under section 36 in Gandhi Nagar, near old circular road, Rohtak set forth in the sub-joined schedule. This notification is issued in pursuance of section 42(1) of the said Act.

SCHEDULE OF BOUNDARIES

North.—Residential buildings.

East.—Mud huts of Gandhi Nagar.

West.—Circular Road.

South.—Metalled Road to Gandhi Nagar.

2. The trust may acquire the area in question or any part of it or any interest in any part of it under the provision of section 28(2) of the Punjab Town Improvement Act, 1922 clear the site, demolish any building or portion of a building where necessary. The Trust may layout streets, roads and open spaces as shown in Drawing No. RTP(R)/337/72, dated 2nd November, 1972, illustrating the scheme and provide drainage, water-supply and lighting of streets and do all acts intended to promote the health of residents of the area comprised in the scheme. An authenticated copy of the Drawing can be inspected at the Trust Office between 10 a.m. to 1.00 p.m. on any working day.

3. The land not required for streets, roads and open spaces may be utilised for the provision of shops, shop-cum-flats, building sites and may be disposed of by the Trust in any of the ways authorised under section 28(2)(iii) of the Punjab Town Improvement Trust, Act, 1922.

4. The total estimated cost of the scheme would be Rs 500 including cost of land, compensation payable for existing structures thereon and cost of Development work.

5. The Trust may levy annual betterment contribution at 8 per cent of the increase to be recovered from the owners of the properties for a period of five years lying within a distance of 200 yards of boundaries of the scheme, the value of which has increased or is likely to increase as a result of the making of the scheme.

6. The development of the area comprised in the scheme will be regulated by the provisions of the schedule of clauses appearing hereinafter.

SCHEDULE OF CLAUSES

1. *Short title.*—This scheme shall be cited as the Development Scheme No. 10.

It applies to the whole of the area enclosed by boundary line, shown on drawing No. RIT/10/71.

North.—Residential Buildings.

East.—Mud Huts of Gandhi Nagar.

South.—Metalled Road to Gandhi Nagar.

West.—Circular Road.

ARRANGEMENT OF THE SCHEME

Part I—General.

Part II—Reservation and designation of land use.

Part III—Building Restrictions.

Part IV—Drawing (Layout Plan and Zoning Plan).

Part V—Miscellaneous.

PART I—GENERAL

I. *Extent of application and relaxation.*—The requirements of the scheme shall extend to the whole of the area of the scheme and shall be in addition to the requirements of any bye-laws and local Acts, which shall continue to apply to the area in so far as they do not conflict with and are not in consistant with the requirements of the scheme :

Provided that the Trust may, with the previous sanction of the Government relax any provision of this scheme on any ground.

II. *Definitions.*—In this scheme unless the content otherwise requires or it is otherwise expressly provided :—

‘Act’

.. Means the Punjab Town Improvement Act, 1922

‘Area’

.. Means the area shown within the boundary lines of the drawing No. RIT/10/71

‘Building erection and re-erection of any building street and public street and other words and expressions not defined in this scheme’

These have the same meaning as assigned to them in the Punjab Municipal Act, 1911

‘Building Control Sheet/Architectural Control Sheet’

Means the plan or plans approved by the Senior Town Planner, Haryana and kept in the office of the Trust prescribing any or all the following in respect of any plot, road, street, open space, building or a part of building or by group of block of buildings in the area covered by the scheme :—

(i) Compulsory layout, design and land-scaping proposal for any road, street and public open space.

(ii) Compulsory design of any building or structure.

- (iii) Compulsory architectural treatment including height, facade or elevation on the front, rear or any side of any building or structure.
- (iv) Compulsory ground coverage and height upto which building shall be erected and completed in the period that may be specified.
- (v) Design and treatment of boundary walls, fencing gates, hedges, sign boards name plate etc.
- (vi) Any other restriction or conditions on the erection or re-erection of any building or structure.

'Building unit'

Means a self-contained building including buildings as are ordinarily ancillary to the main building and used in connection therewith and physically incapable of sub-division into two or more independent building units.

'Bye-laws and Local Acts'

Means the bye-laws, rules, legislation enactments, orders and regulations for the time being in force in the area.

'Commercial Building'

Means buildings so adopted or constructed, so as to be used for business and commercial purposes.

'Drawing'

Means the layout plan (Drawing No. RTP(R)/337/72).

'Government'

Means the Government of Haryana.

'Layout Plan'

Mean drawing No. RTP(R)/337/72 showing the streets, roads, public open spaces, parking areas, areas temporarily or permanently prohibited for public building lines.

'Plinth level'

Means the level of the ground of a building.

'Rain water pipe'

Means a pipe or drain situated while above ground and used or constructed to be used solely for carrying off rain water directly from roof surface.

'Qualified Architect'

Means any person registered as Architect by Trust as per the qualifications approved by The Senior Town Planner, Haryana.

'Senior Town Planner'

Means the Senior Town Planner, Haryana or any other officer to whom any of his powers may be delegated.

Means the Improvement Trust, Rohtak.

'Width of a street'

Means width as shown on the drawing and measured at right angles to the direction of street.

PART II.—RESERVATION AND DESIGNATION OF LAND USE

III. The area covered by scheme is proposed to be acquired laid out and developed as indicated in the layout plan. The several areas of the land specified in the drawing shall be reserved for the respective purposes as shown in the drawing ; and

(a) (i) Land reserved for streets, open spaces and parks shown in the layout plan shall be laid out by the Trust as roads, open spaces and pavements according to the standard cross sections etc. and will remain in the possession of the Trust till such time it is transferred to the Municipal Committee under section 55 of the Act.

(ii) Land reserved for public purposes in the layout plan shall remain the possession of the Trust till such land is disposed of for the respective uses as indicated on the drawing.

(b) The use to which the remaining area or any part of it may be put shall be as shown in the layout plan and no land or any part of building constructed on it shall be used for any other purposes.

(c) No land in the area shall be used for any other purpose inconsistent with the scheme even though such use does not involve the erection of building provided that the present use of land may continue till it is regulated or prohibited under law or the rules made for this purpose.

(d) Land reserved as 'Special Area' shall be governed by the building control sheets and other standard drawings and design applicable to it.

PART III.—BUILDING RESTRICTIONS

IV. TYPE OF BUILDING PERMITTED

(a) On the land shown as streets, open spaces and parking spaces on the layout plan, only buildings or building operations necessary for conversion of such land in order to enable the land to be used for the purpose for which it is reserved shall be permitted.

(5) On the remaining land buildings which may be erected or re-erected shall be for uses as shown in the layout plan.

V. SIZE OF PLOTS AND NUMBER OF BUILDINGS IN EACH PLOT

No plot shall be of size less than that shown on the layout plan and or building control sheet and not more than one building unit, shall be erected on any one plot but two or more complete plots may be combined for purposes of one building unit.

As per the building control sheet or layout plan.

(b) Other buildings Ditto

Provided that basement not exceeding the permissible coverage on the ground floor to be used, only for storage, may be allowed if it satisfies the Public Health and structural requirement.

In the case of commercial buildings, where a part of the plot has been shown as an arcade or a verandah, such space shall be constructed in the form of an arcade or a verandah. The floor level of this arcade or verandah shall be as per the building control sheets and it shall be left un-enclosed, unencroached and unhindered permanently so as to function as continuous covered pavement in front of each shop.

VII. VISION SPLAYS

Lanes shall be set back and building and boundary walls, etc. splayed at all street corners.

VIII. A sun shade projecting for not more than a distance of 40 cms. at height of not less than 2.15 meters clear above reserved as 'Special Area' under clause II(d) footway where shops are allowed a cantilevered projection if given it shall be as per the Building Control Sheets.

IX. ARCHITECTURAL CONTROL

(a) The architectural design and its details of all the buildings within the scheme area shall be prepared by a qualified architect except those buildings the design of which is given in the Building Control Sheets.

(b) The Trust shall with the prior approval of the Senior Town Planner, Haryana, prepare Building Control Sheets to be applicable in the Scheme area.

PART IV.—MISCELLANEOUS

X. The requirements of this schedule shall be in addition to the requirements of any bye-laws and local Acts.

XI. The overall dimensions taken from access street and public streets as shown on the map drawings are measured in between the boundary lines of properties on the opposite sides of the streets these dimensions are measured in all cases at right angles to the directions of the street.

XII. No plot in the area shall be built upon until all streets, open spaces and spaces for public services have been demarcated by permanent boundary pillars eventually to be built into work.

XIII. Relaxation.—The Trust with prior sanction of Government may at any time relax any of the provisions of this schedule.

KULWANT SINGH,
Secretary.